

PLANNING COMMISSION MINUTES

January 24, 2001

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:03 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Gary Bliss, Chuck Heckman, Eric Johansen and Brian Lynott. Planning Commissioner Dan Maks was excused.

Senior Planner Alan Whitworth, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

VISITORS:

Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

On question, staff had no communications at this time.

NEW BUSINESS:

Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

PUBLIC HEARINGS:

- A. CPA2000-0013/RZ2000-0011 - 1750 NW 173rd AVENUE
COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE

This proposal is to amend the Comprehensive Plan and Zoning Maps to add this recently annexed parcel and to designate it Campus Industrial on both maps in place of the current Washington County designation of Industrial. The site is located at 1750 NW 173rd Avenue on the east side of 173rd approximately a quarter of a mile south of NW Cornell Road and is approximately 1.44 acres in size. Tax Lot 01400; Map 1N131AB.

B. CPA2000-0014/RZ2000-0012 - BASELINE/TRI-MET COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE

This proposal is to amend the Comprehensive Plan and Zoning Maps to add this parcel and to designate it Station Community (SC) on the Comprehensive Plan Map and Multiple Use (MU) on the Zoning Map in place of the current Washington County designation of Transit Oriented Business (TO:BUS). The site is located immediately to the west of the intersection of Baseline Road and the TRI-MET light rail right-of-way (TRI-MET runs along the northern property line and Baseline runs along the southern property line) and is approximately 1 acre in size. Tax Lot 06800; Map 1S106BD.

C. CPA2000-0015/RZ2000-0013 - 820 SW 173RD AVENUE COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE

This proposal is to amend the Comprehensive Plan and Zoning Maps to add this recently annexed parcel and to designate it Station Community (SC) on the Comprehensive Plan Map and High Density Residential (HDR) on the Zoning Map in place of the current Washington County designation of Transit Oriented Residential 18-24 units to the acre (TO:R18-24). The site is located at 820 SW 173rd Avenue on the east side of 173rd a few hundred feet north of Baseline Road and is approximately 0.7 acres in size. Tax Lot 00800; Map 1S106AC.

On question, Senior Planner Alan Whitworth indicated that no film of the site is available.

On question, all Planning Commissioners indicated that they had either visited or were familiar with the site.

Mr. Whitworth presented the Staff Reports and offered to respond to any questions or comments.

Referring to the Staff Reports for both 1750 NW 173rd Avenue and 820 SW 173rd Avenue, specifically the maps designated as Exhibits A-1, Commissioner Heckman questioned whether the unshaded areas of the maps were still not incorporated into the City of Beaverton.

Mr. Whitworth advised Commissioner Heckman that the unshaded areas of the maps of Exhibits A-1 are not part of the City of Beaverton and that the darker shaded areas indicate the subject parcels.

1 Chairman Voytilla clarified that the subject property is still showing as being
2 outside the boundaries of the City limits.

3
4 Mr. Whitworth stated that both 1750 NW 173rd Avenue and 820 SW 173rd
5 Avenue are currently in the process of annexing into the City but have not
6 actually been annexed at this time. He observed that the dotted City boundary
7 line indicates that they are not yet incorporated into the City and that the Baseline/
8 Tri-Met parcel was annexed about two years ago, adding that the boundary line on
9 that map indicates that it is currently part of the City.

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11 Assistant City Attorney Naemura pointed out that the boundaries would have
12 changed.

13
14 Mr. Whitworth clarified that these subject properties would be considered
15 recently annexed upon signature of the appropriate land use orders.

16
17 Mr. Naemura questioned whether the Transit-Oriented County designation and
18 the Station Community City designation are closely related to Station Planning
19 efforts.

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21 Mr. Whitworth advised Mr. Naemura that both designations are related to Station
22 Planning efforts and Metro's guidelines for that planning process, adding that they
23 are basically different names for meeting the same Metro standards.

24
25 **PUBLIC TESTIMONY:**

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27 No member of the public appeared to testify on the applications.

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29 The public portion of the Public Hearing was closed.

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31 On question, all Commissioners indicated their approval of the three applications.

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33 Commissioner Bliss **MOVED** and Commissioner Heckman **SECONDED** a
34 motion to approve CPA 2000-0013/RZ 2000-0011 – 1750 NW 173rd Avenue
35 Comprehensive Plan Amendment, based upon the testimony, reports and exhibits
36 presented during the public hearing on the matter and upon the background facts,
37 findings and conclusions found in the Staff Report dated January 4, 2001.

38
39 Motion **CARRIED**, unanimously.

40
41 Commissioner Lynott **MOVED** and Commissioner Johansen **SECONDED** a
42 motion to approve CPA 2000-0014/RZ 2000-0012 -- Baseline/Tri-Met
43 Comprehensive Plan Amendment, based upon the testimony, reports and exhibits
44 presented during the public hearing on the matter and upon the background facts,
45 findings and conclusions found in the Staff Report dated January 4, 2001.

46

1 Motion **CARRIED**, unanimously.

2
3 Commissioner Bliss **MOVED** and Commissioner Lynott **SECONDED** a motion
4 to approve CPA 2000-0015/RZ 2000-0013 -- 820 SW 173rd Avenue
5 Comprehensive Plan Amendment, based upon the testimony, reports and exhibits
6 presented during the public hearing on the matter and upon the background facts,
7 findings and conclusions found in the Staff Report dated January 4, 2001.

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9 Motion **CARRIED**, unanimously.

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11 **APPROVAL OF MINUTES:**

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13 Minutes of the meeting of December 13, 2000, submitted. On question,
14 Commissioner Heckman was advised that a written correction to the minutes
15 distributed prior to approval would be considered a revision, while a correction
16 made during the approval process would be considered an amendment.
17 Commissioner Johansen **MOVED** and Commissioner Lynott **SECONDED** a
18 motion that the minutes be approved as written.

19
20 Motion **CARRIED**, unanimously, with the exception of Commissioners Bliss and
21 Heckman, who abstained from voting on this issue.

22
23 Minutes of the meeting of December 20, 2000, submitted. Commissioner
24 Heckman referred to line 27 of page 2, requesting that it be amended, as follows:
25 "...the nominations be closed and ~~so designated by~~ **nominees be elected** by
26 acclamation." Commissioner Johansen **MOVED** and Commissioner Lynott
27 **SECONDED** a motion that the minutes be approved as written and amended.

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29 Motion **CARRIED**, unanimously, with the exception of Commissioners Bliss,
30 Lynott and Voytilla, who abstained from voting on this issue.

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32 **MISCELLANEOUS BUSINESS:**

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34 Observing that there are two new members, Commissioner Heckman questioned
35 whether other Planning Commissioners would like to schedule an orientation
36 session, requesting Mr. Naemura's presence.

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38 7:21 p.m. Commissioner Barnard arrived.

39
40 Following a discussion, Chairman Voytilla stated that although this would be
41 discussed further next week, an orientation session would be tentatively scheduled
42 for February 7, 2001.

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44 The meeting adjourned at 7:26 p.m.